| 067.A | 0003 | 0019.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,069,600 | / | 1,069,600 |
| USE VALUE: | 1,069,600 | / | 1,069,600 |
| ASSESSED: | 1,069,600 | / | 1,069,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 8 | | IVY CIR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BELLANTONI MATTHEW J & |
| Owner 2: | BELLANTONI DEBRA WOOD |
| Owner 3: | |
| Street 1: | 8 IVY CIR |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LOVE JUDITH - |
| Owner 2: | - |
| Street 1: | 8 IVY CIRCLE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .243 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Clapboard Exterior and 2812 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10585.000 | 553,300 | | 516,300 | 1,069,600 |
| Total Card | 0.243 | 553,300 | | 516,300 | 1,069,600 |
| Total Parcel | 0.243 | 553,300 | | 516,300 | 1,069,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.44 /Parcel: 380.44

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 067.A-0003-0019.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 553,300 | 0 | 10,585. | 516,300 | 1,069,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 537,700 | 0 | 10,585. | 516,300 | 1,054,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 537,800 | 0 | 10,585. | 516,300 | 1,054,100 | 1,054,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 402,500 | 0 | 10,585. | 479,400 | 881,900 | 881,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 402,500 | 0 | 10,585. | 479,400 | 881,900 | 881,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 402,500 | 0 | 10,585. | 420,400 | 822,900 | 822,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 412,100 | 0 | 10,585. | 383,500 | 795,600 | 795,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 396,100 | 0 | 10,585. | 339,300 | 735,400 | 735,400 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5810

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LOVE JUDITH, | 62868-89 | | 10/31/2013 | Change>Sale | 487,500 | No | No | | |
| | 21262-446 | | 7/1/1991 | | 186,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/17/2014 | 684 | Redo Bas | 8,000 | | | | | |
| 1/30/2014 | 71 | Addition | 260,000 | O | | | | |
| 1/23/2014 | 55 | Manual | 4,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/25/2014 | Info Fm Prmt | PC | PHIL C |
| 5/27/2014 | Measured | PC | PHIL C |
| 3/6/2014 | Info Fm Prmt | EMK | Ellen K |
| 2/7/2014 | Info Fm Prmt | EMK | Ellen K |
| 12/12/2008 | Meas/Inspect | 345 | PATRIOT |
| 1/5/2000 | Inspected | 263 | PATRIOT |
| 12/13/1999 | Mailer Sent | | |
| 12/9/1999 | Measured | 163 | PATRIOT |
| 9/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10585 | | Sq. Ft. | Site | | 0 | 70. | 0.70 | 12 | | | | | | | | | 516,287 | | | | | | 516,300 | |

Total AC/HA: 0.24300 | Total SF/SM: 10585 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 516,287 | Spl Credit | Total: 516,300

## User Acct

128800

## GIS Ref

## GIS Ref

## Insp Date

05/27/14

!5810!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 02:48:35 |

## LAST REV

| Date | Time |
|---|---|
| 06/06/17 | 10:05:17 |

mmcmakin

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 128800 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1949 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Very Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.11874998 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 143.969 |
| Other Features: | 138886 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 579963 |
| Depreciation: | 26678 |
| Depreciated Total: | 553285 |

## COMMENTS

SCUTTLE HOLE. OF= SINK IN BMT. WATER ISSUES IN BMT..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

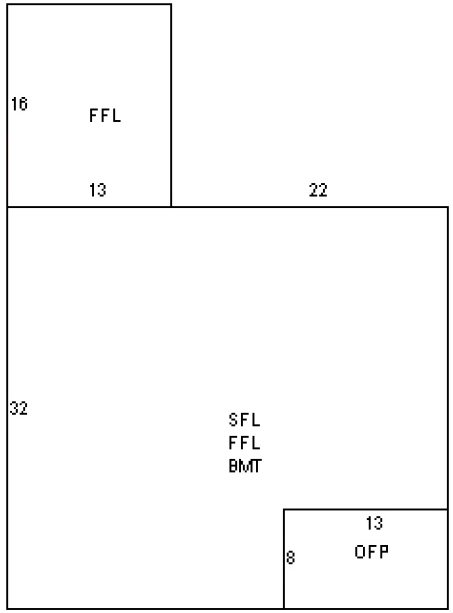
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 158.37 |
| Special Features: | 0 | Val/Su Net: | 178.14 |
| Final Total: | 553300 | Val/Su SzAd | 247.01 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,224 | 143.970 | 176,218 |
| SFL | Second Floor | 1,016 | 143.970 | 146,272 |
| BMT | Basement | 762 | 82.060 | 62,531 |
| OFP | Open Porch | 104 | 32.040 | 3,332 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,106 | | | Total: | 388,353 |
| Size Ad | 2240 | Gross Area | 3360 | FinArea | 2812 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 75 | GFB | 75 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

067.A-0003-0019.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|